



CUSTOM COMMERCE PARK

SECONDARY PLAT

LEGAL DESCRIPTION: OAK RIDGE REAL ESTATE DEVELOPMENT, LLC

A part of the Northwest Quarter of Section 1, Township 18 North, Range 03 East in Hamilton County, Indiana, more particularly described as follows:

Beginning at a railroad spike marking the southwest corner of said quarter section; thence North 86 degrees 48 minutes 03 seconds East along the south line thereof 1,996.40 feet to the western right-of-way line of Westfield Park Road; thence North 00 degrees 00 minutes 03 seconds East along said line 82.38 feet to the center line of the Anna Kendall Legal Drain; thence along the meanderings of said Legal Drain the following five courses:

- 1) North 40 degrees 07 minutes 39 minutes West 195.49 feet;
- 2) North 46 degrees 09 minutes 24 seconds West 159.06 feet;
- 3) North 40 degrees 58 minutes 11 seconds West 186.22 feet;
- 4) North 42 degrees 34 minutes 15 seconds West 206.11 feet;
- 5) North 26 degrees 05 minutes 10 seconds West 99.83 feet

to the south line of a tract of land described in Instr. No. 9025283 in the Office of the Recorder of said County; thence North 89 degrees 59 minutes 58 seconds West along said south line 143.92 feet to the southwest corner of said tract of land and the east line of the West Half of said quarter section; thence North 01 degree 04 minutes 34 seconds West along said east line and along the west line of said tract of land 200.03 feet to the northwest corner of said tract of land; thence South 90 degrees 00 minutes 00 seconds East along the north line of said tract of land 168.83 feet to the west line of a tract of land described in Instr. No. 200400035134 in said Recorder's Office; thence North 00 degrees 00 minutes 00 seconds West along said west line 225.14 feet to the south right-of-way line of Kendall Court at a point on a non-tangent curve having a radius of 50.00 feet, the radius point of which bears North 04 degrees 15 minutes 42 seconds West; thence westerly, northwesterly, and northerly along said curve on arc distance of 82.26 feet to a point bearing North 90 degrees 00 minutes 00 seconds West from the radius point on the south line of a tract of land described in Instr. No. 9434025 in said Recorder's Office; thence the along the south and west lines of said tract of land the following four courses:

- 1) North 90 degrees 00 minutes 00 seconds West 120.28 feet;
- 2) North 01 degrees 04 minutes 34 seconds West 72.87 feet;
- 3) North 83 degrees 50 minutes 33 seconds West 43.37 feet;
- 4) North 02 degrees 42 minutes 52 seconds West 158.90 feet

to the south line of the former Central Indiana Railroad; thence North 89 degrees 54 minutes 18 seconds West along said south line 1,231.35 feet to the west line of the aforesaid quarter section; thence South 00 degree 24 minutes 18 seconds West along said west line 1,548.81 feet to the point of beginning, containing 53.313 acres, more or less.

This subdivision consists of 4 LOTS, number 1 through 4, Common Area A, together with streets, all as shown on the within plat. The size of the lots, common areas, and width of rights-of-ways are shown in figures denoting feet and decimal parts thereof. All Common Areas are subject to Variable Width Landscaping, Maintenance, Drainage, Utility, Mounding, Signage, Ingress and Egress Easement.

All roads will be dedicated to the Town of Westfield for public use. All lots will use public sanitary, water, and utilities per Town of Westfield. Drainage will be directed toward the Anna Kendall Legal Drain (i.e. Grassy Branch) and all drainage and storm sewers will be in compliance with the Hamilton County Stormwater Technical Standards and Drainage Board.

DECLARATION OF RESTRICTION AS RECORDERD BY REFERENCE

The restrictions contained in the plat are an implementation of the Declaration of Restrictions of Custom Commerce Park, recorded as Instrument No. _____ in the Office of the Recorder of Hamilton County, Indiana, and any amendments thereto. In addition, the real estate is subject to a Planned Unit Development Zoning Ordinance recorded as Instrument No. 200300101984 in the Office of the Recorder of Hamilton County, Indiana, and any amendments thereto. In the event of a discrepancy between these plat restrictions and the Declaration, then the Declaration will control.

RESTRICTIONS

See PUD ordinance (Ordinance No. 03-29) for restrictions applied to Custom Commerce Park, Instrument No. 200300101984 filed for record in Hamilton County, Indiana.

LOT CURVE TABLE						
CURVE	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	TANGENT	RADIUS	ARC LENGTH
C1	37°47'31"	N33°52'23"W	148.97	78.73	230.00	151.71
C2	37°34'00"	N71°33'09"W	212.51	112.23	330.00	216.37
C3	37°34'00"	N71°33'09"W	173.87	91.83	270.00	177.03
C4	90°00'00"	N07°46'09"W	240.42	170.00	170.00	267.04
C5	52°26'00"	N63°26'51"E	150.20	83.71	170.00	155.57
C6	32°43'25"	N53°35'34"E	129.58	67.53	230.00	131.36
C7	52°12'29"	N11°07'37"E	202.40	112.70	230.00	209.58
C8	19°42'35"	N79°48'34"E	78.73	39.95	230.00	79.12
C9	7°33'50"	N06°09'46"E	30.34	15.20	230.00	30.36

RIGHT-OF-WAY LINE TABLE		
LINE	LENGTH	BEARING
R47	45.00	N89°54'18"W
R48	45.09	S86°48'03"W

GAS EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
G1	15.09	N86°48'03"E

DRAINAGE EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
D46	316.71	N37°06'31"E
D49	34.45	S21°29'20"E
D50	103.39	N87°10'43"E
D51	30.00	S02°49'17"E
D52	157.36	N87°10'43"E
D53	30.00	S02°49'17"E
D54	53.96	S87°10'43"W
D55	163.13	S43°49'27"E
D56	67.17	S47°01'50"W
D57	30.00	N42°58'10"W
D58	175.00	N47°01'50"E
D59	30.00	S42°58'10"E
D60	107.83	S47°01'50"W

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
E24	384.57	N89°54'18"W
E25	485.53	N89°54'18"W
E26	41.65	S43°49'27"E
E27	514.42	N89°54'18"W
E28	30.00	N00°05'42"E
E29	192.93	N79°40'38"W
E30	650.65	N38°18'07"W
E31	137.44	N21°29'20"W
E32	319.15	N13°49'31"W
E33	566.89	N43°49'27"W
E34	30.49	N00°00'03"E
E35	176.14	N79°40'38"W
E36	634.88	N38°18'07"W
E37	131.00	N21°29'20"W
E38	325.18	N13°49'31"W
E39	546.04	N43°49'27"W
E40	41.65	N89°54'18"W
E41	319.60	N89°54'18"W
E42	423.75	S87°33'32"W
E43	19.78	S21°29'20"E
E44	13.95	S38°18'07"E
E45	442.92	S87°33'32"W

LOT LINE TABLE		
LINE	LENGTH	BEARING
L2	116.72	S37°06'31"W
L3	109.49	N89°56'55"W
L4	270.69	S89°39'51"W
L5	100.15	N86°19'41"W
L6	67.62	S89°39'51"W
L7	63.23	N44°57'55"W
L13	64.05	S45°02'05"W
L14	100.25	N86°19'54"W
L15	66.12	N89°39'51"E
L16	63.23	N44°57'55"W
L17	104.49	N89°00'48"W
L18	93.05	S63°01'32"W
L19	100.07	S87°26'52"W
L20	146.95	N53°04'04"W
L21	92.29	S37°06'31"W
L22	24.43	N37°06'31"E
L23	64.05	S45°02'05"W
L61	381.75	S00°24'18"W
L62	90.00	N90°00'00"W

ROAD CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
CL63	344.22	S00°24'18"W

Certificate of Survey

To the best of my knowledge and belief the within plat represents a survey made under my supervision in accordance with Title 865, Article 1, Rule 12 of the Indiana Administrative Code.

L. Randolph Compton, Professional Land Surveyor
Registration No. LS20100072, State of Indiana



I affirm, under the penalties for perjury, that I have taken responsible care to redact each social security number in this document, unless required by law.

Signature: _____
Name: _____

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE HEREUNTO CAUSED ITS AND THEIR NAMES TO BE SUBSCRIBED
THIS _____ DAY OF _____, 2006.

OWNER: OAK RIDGE REAL ESTATE DEVELOPMENT LLC

SIGNATURE: _____
NAME: _____

STATE OF: INDIANA

SS:

COUNTY OF: HAMILTON

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY SIGNATURE AND NOTARIAL SEAL THIS _____ DAY OF _____, 2006.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

PRINTED NAME: _____

CERTIFICATE OF THE COMMUNITY DEVELOPMENT DEPARTMENT

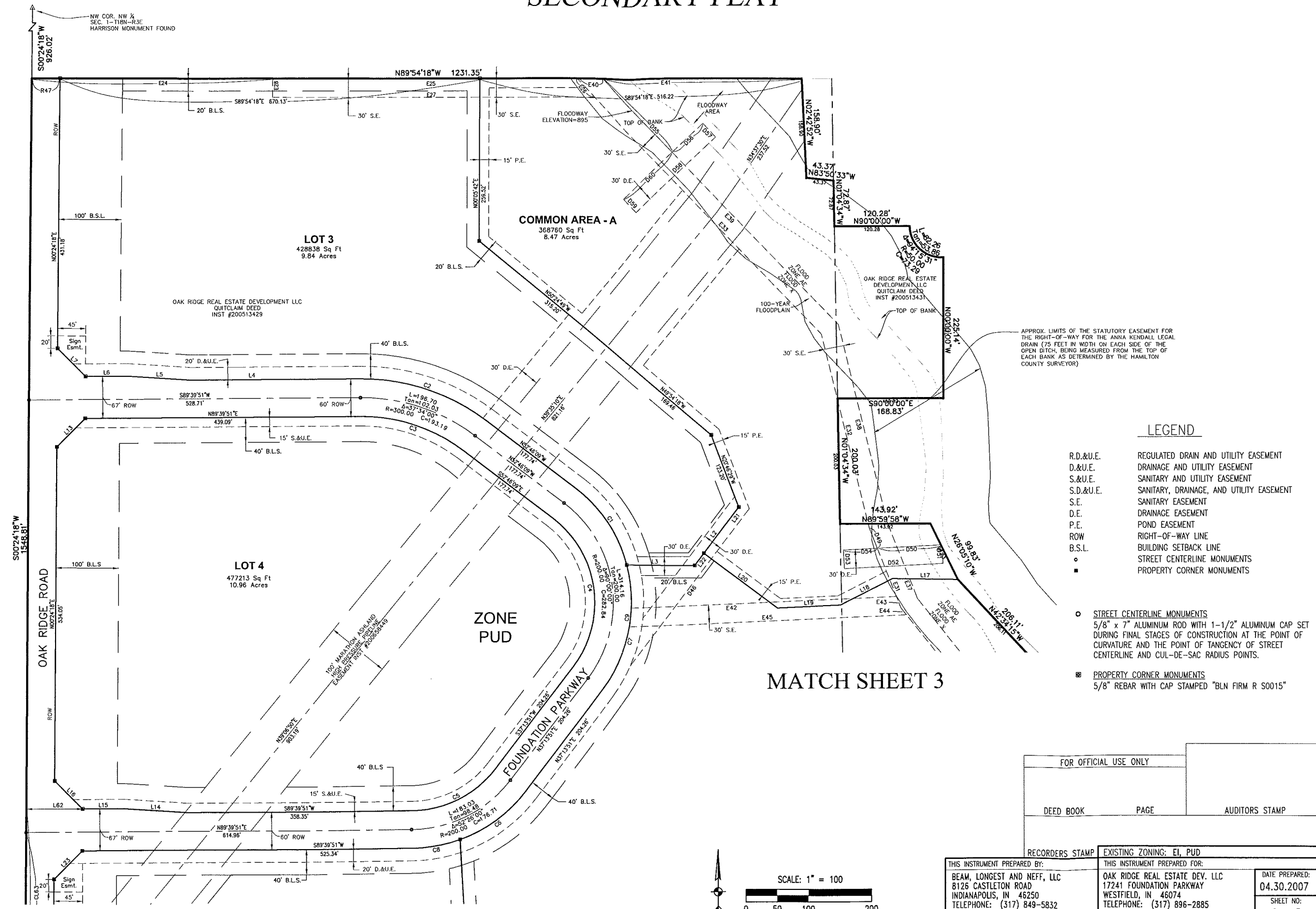
Approved dated this _____ day of _____, 2007

Acting Community Development Director

FOR OFFICIAL USE ONLY		AUDITORS STAMP
DEED BOOK	PAGE	
RECORDERS STAMP		EXISTING ZONING: EI, PUD
THIS INSTRUMENT PREPARED BY: BEAM, LONGEST AND NEFF, LLC 8126 CASTLETON ROAD INDIANAPOLIS, IN 46250 TELEPHONE: (317) 849-5832 CONTACT: MAX MOUSER		THIS INSTRUMENT PREPARED FOR: OAK RIDGE REAL ESTATE DEV. LLC 17241 FOUNDATION PARKWAY WESTFIELD, IN 46074 TELEPHONE: (317) 896-2885 CONTACT: TIM CARR
		DATE PREPARED: 04.30.2007
		SHEET NO: 1 OF 3
BLN		Beam, Longest and Neff, LLC Consulting Engineers and Land Surveyors
8126 CASTLETON ROAD INDIANAPOLIS, IN 46250 WWW.B-L-N.COM		PHONE: 317.849.5832 FAX: 317.841.4280 TOLL FREE: 800.382.5206

CUSTOM COMMERCE PARK

SECONDARY PLAT

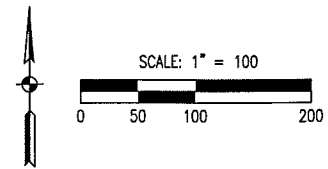


LEGEND

- R.D.&U.E. REGULATED DRAIN AND UTILITY EASEMENT
- D.&U.E. DRAINAGE AND UTILITY EASEMENT
- S.&U.E. SANITARY AND UTILITY EASEMENT
- S.D.&U.E. SANITARY, DRAINAGE, AND UTILITY EASEMENT
- S.E. SANITARY EASEMENT
- D.E. DRAINAGE EASEMENT
- P.E. POND EASEMENT
- ROW RIGHT-OF-WAY LINE
- B.S.L. BUILDING SETBACK LINE
- STREET CENTERLINE MONUMENTS
5/8" x 7" ALUMINUM ROD WITH 1-1/2" ALUMINUM CAP SET DURING FINAL STAGES OF CONSTRUCTION AT THE POINT OF CURVATURE AND THE POINT OF TANGENCY OF STREET CENTERLINE AND CUL-DE-SAC RADIUS POINTS.
- PROPERTY CORNER MONUMENTS
5/8" REBAR WITH CAP STAMPED "BLN FIRM R S0015"

MATCH SHEET 3

MATCH SHEET 3



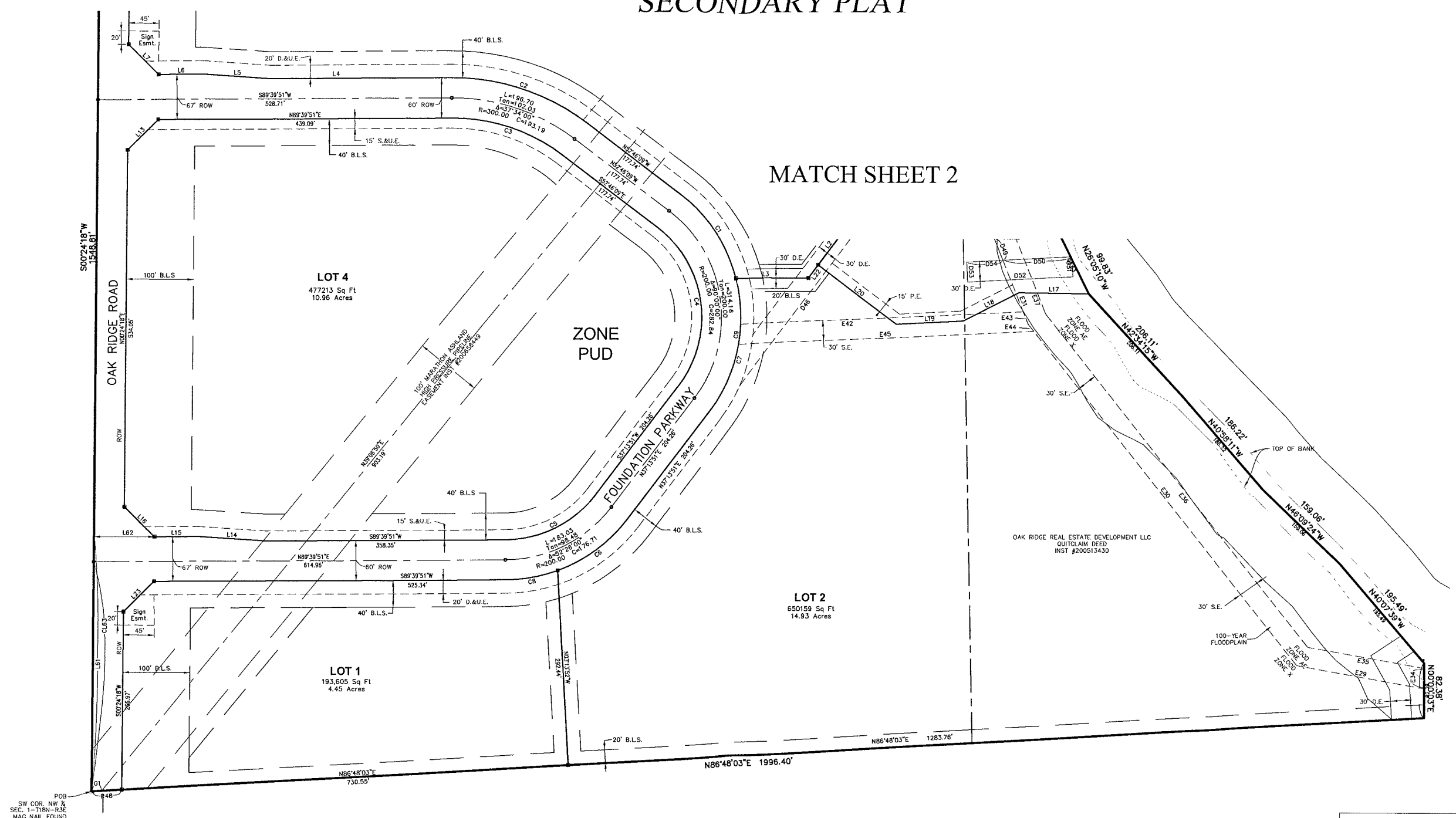
FOR OFFICIAL USE ONLY		AUDITORS STAMP
DEED BOOK	PAGE	
RECORDERS STAMP		EXISTING ZONING: EI, PUD
THIS INSTRUMENT PREPARED BY: BEAM, LONGEST AND NEFF, LLC 8126 CASTLETON ROAD INDIANAPOLIS, IN 46250 TELEPHONE: (317) 849-5832 CONTACT: MAX MOUSER		THIS INSTRUMENT PREPARED FOR: OAK RIDGE REAL ESTATE DEV. LLC 17241 FOUNDATION PARKWAY WESTFIELD, IN 46074 TELEPHONE: (317) 896-2885 CONTACT: TIM CARR
		DATE PREPARED: 04.30.2007
		SHEET NO: 2 OF 3

BLN Beam, Longest and Neff, LLC
Consulting Engineers and Land Surveyors
8126 CASTLETON ROAD PHONE: 317.849.5832
INDIANAPOLIS, IN 46250 FAX: 317.841.4280
WWW.B-L-N.COM TOLL FREE: 800.382.5206

CUSTOM COMMERCE PARK

SECONDARY PLAT

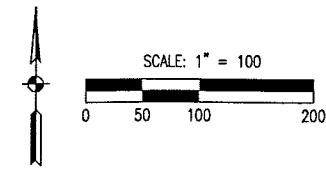
MATCH SHEET 2



LEGEND

- R.D.&U.E. REGULATED DRAIN AND UTILITY EASEMENT
- D.&U.E. DRAINAGE AND UTILITY EASEMENT
- S.&U.E. SANITARY AND UTILITY EASEMENT
- S.D.&U.E. SANITARY, DRAINAGE, AND UTILITY EASEMENT
- S.E. SANITARY EASEMENT
- D.E. DRAINAGE EASEMENT
- P.E. POND EASEMENT
- ROW RIGHT-OF-WAY LINE
- B.S.L. BUILDING SETBACK LINE
- STREET CENTERLINE MONUMENTS
- PROPERTY CORNER MONUMENTS

- STREET CENTERLINE MONUMENTS
5/8" x 7" ALUMINUM ROD WITH 1-1/2" ALUMINUM CAP SET DURING FINAL STAGES OF CONSTRUCTION AT THE POINT OF CURVATURE AND THE POINT OF TANGENCY OF STREET CENTERLINE AND CUL-DE-SAC RADIUS POINTS.
- PROPERTY CORNER MONUMENTS
5/8" REBAR WITH CAP STAMPED "BLN FIRM R S0015"



FOR OFFICIAL USE ONLY	
DEED BOOK	PAGE
AUDITORS STAMP	
RECORDERS STAMP	EXISTING ZONING: EI, PUD
THIS INSTRUMENT PREPARED BY: BEAM, LONGEST AND NEFF, LLC 8126 CASTLETON ROAD INDIANAPOLIS, IN 46250 TELEPHONE: (317) 849-5832 CONTACT: MAX MOUSER	
THIS INSTRUMENT PREPARED FOR: OAK RIDGE REAL ESTATE DEV. LLC 17241 FOUNDATION PARKWAY WESTFIELD, IN 46074 TELEPHONE: (317) 896-2885 CONTACT: TIM CARR	
DATE PREPARED: 04.30.2007	
SHEET NO: 3 OF 3	